



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT

BUILDING REGULATIONS

CODE ENFORCEMENT DIVISION

COMMUNITY IMPROVEMENT PROGRAM

ZONING BOARD OF ADJUSTMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, P.E., Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, March 3, 2022– 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces Planning Board members and Planning staff.

II. PUBLIC HEARING:

(Postponed)

1. SP2022-003

Property located at 610 Second Street (Tax map TPK2, Lot 14), a site-plan application for a proposed four (4) unit apartment building of approximately 3,740 SF and parking to replace a fire damaged three (3) unit building in a B-2 Zoning District. *Eric C. Mitchell and Associates, Inc. for 610 Second Street 2012, LLC.*

(New Items)

With respect to the following applications, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the Staff that the Planning Board determine the application complete and conduct a public hearing. A motion would be in order.

2. CU2021-022

Property located at 195 Electric Street (Tax Map 702, Lot 11), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in the upper story of an existing detached garage in an R1-B Zoning District. *Murray P. Davis.*

3. CU2022-005

Property located at 23 Lebel Avenue (Tax Map 853, Lot 12), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in a one-story building addition in an R1-B Zoning District. *S & H Land Services, LLC for Samantha Dion.*

4. CU2022-008

Property located at 11 Griffin Street (Tax Map 448, Lot 2AB), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in a one-story building addition in an R1-B Zoning District. *Shirley A. Desruisseaux.*

5. CU2022-004

Property located at 42 Bridge Street (Tax Map 41, Lot 16A), a conditional use permit application to allow residential units on the ground floor in the CBD Zoning District. *MOR Real Estate Holdings, LLC for Members First Credit Union of N.H.*

SP2022-004

Property located at 42 Bridge Street (Tax Map 41, Lot 16A), a change of use site plan application for the conversion of an office building to a proposed mixed use building with up to fourteen (14) dwelling units in the CBD Zoning District. *MOR Real Estate Holdings, LLC for Members First Credit Union of N.H.*

6. SP2022-005

Property located at 105 Prospect Street (Tax Map 47, Lot 16), a site plan application for a proposed three-story, six-unit apartment building to replace the fire damaged four-family apartment building in a R-3 Zoning District. *Bedford Design Consultants, Inc. for Monir Karimianna.*

III. LIMITED BUSINESS MEETING:

1. CU2021-022

Property located at 195 Electric Street (Tax Map 702, Lot 11), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in the upper story of an existing detached garage in an R1-B Zoning District. *Murray P. Davis.*

2. CU2022-008

Property located at 11 Griffin Street (Tax Map 448, Lot 2AB), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in a one-story building addition in an R1-B Zoning District. *Shirley A. Desruisseaux.*

IV. ADMINISTRATIVE MATTERS:

- 1.** Review and approval of the Planning Board Minutes of February 7, 2022
- 2.** Any other business items from the Planning Staff or Board Members.